

Design and Access Statement

21021_Low Mill Farm (20121)

Proposed Dwelling

Application Site:

Low Mill Farm
Fall Head Lane
Silkstone
Barnsley
S75 4LB

Architect :

architect_Studio Gedye Ltd
RIBA Accredited Conservation Architect
The Studio, 2 Bank View
Main Road, Hathersage. S32 1BB
Tel : 01433 659461
Mob : 07912534372

1. Introduction

We are submitting a planning permission application for the redevelopment of the existing modern barn into residential accommodation at Low Mill Farm. The planning policy justification is set out in the report by Spring Planning. The submitted design seeks to create a new dwelling of no greater volume than that of the existing barn on the site whilst using the existing access.

The Low Mill Furnace, a scheduled monument is an important factor in the setting of this new dwelling. We have considered the context carefully and the design approach is set out in this statement.

The proposed works to the barn to create a residential dwelling would help fund works to the furnace and a separate pre-application advice has been sought for the conversion for the furnace into a holiday let which is designed to generate income for future maintenance, whilst minimising the impact on the scheduled monument.

2. Setting and design of the dwelling and surrounding development

The site is accessed from Fall Head Lane which lies to the West of the site known also as Silkstone Waggonway). To the east is Hugset Wood

There is a modern, dual pitched barn on the application site. To the south of the application site, also under the applicant's ownership is Low Mill Farmhouse and Low Mill Furnace (the Scheduled Monument).

The ground slopes gently upwards from the western boundary of the site to the East. A stream known as Silkstone Beck passes through the western side of the site and there are ditches that were dug as a series of fishponds built by the farmer to the eastern side of the modern barn



The site and surrounding buildings.

3. The size and siting of the proposed extensions relationship to the furnace and wider context

The existing barn sits within a wooded clearing. It is set away from the furnace, whilst being close enough to the track to make a short twin chattered track access feasible. We consider that the siting of the existing barn works well, giving sufficient separation with the furnace whilst allowing us to define a hardstanding for cars away from the furnace (the the west side of the barn) and retaining the ditch at the rear as an untended buffer space between the barn and the trees.

For these reasons the current siting is seen as a good balance in terms of separation and definition of external space that minimise visual impact.

The form of the existing barn is compact and the scale sits well within the scale of the wooded clearing. Although the materials of the existing barn detract from the setting the simplicity of form is considered an asset. For these reasons (and the fact that the new dwelling must not exceed the existing volume) we have worked on a dwelling that sits on the existing footprint and within the volume of the existing envelope.

4. Design approach, details of the proposed external materials

The design approach is both a response to the rural setting and a design that envisages a dwelling that minimises the visual intrusion on the site . A simple rectangular building similar in scale and shape to the existing is considered a good way to achieve both these aims. To respond to the setting within a plot, framed by trees, the new house is conceived as a contemporary barn, using the same height and form of the existing. The proposed barn's form is plain and is set out on a grid. The plan is rectangular with dual pitched roof, resulting in a simple volume with no projections such as porch, dormers or conservatories.

We have applied this approach to the external appearance, designing elevations so that windows are designed as large openings with the entrance is carved out of the barn rather than added on as a canopy or porch. This composition of large openings gives the building a non domestic character. The overall composition is of a layout of openings that respond to the internal use of the spaces. In the same way that a barn would.

The new dwelling replaces the existing modern barn which is built of concrete block and exposed steel frame. High quality materials are proposed, designed to enhance the setting by being visually recessive and to weather down so that they suit the woodland context. Vertical boarded, unfinished timber – either larch or cedar that would weather to a recessive grey finish is proposed for the main elevations. The roof has a shallow pitch and a zinc standing seam roof is proposed to give a high quality finish which will result in a play of light and shadow, whilst giving a barn like sheeted quality.

The form of the building gives a good plan width within which we can create a double height volume for the open kitchen/diner facing the west . Service spaces are organised along the east facing elevation, with bedrooms over at first floor level. This arrangement of internal spaces responds well to the orientation and creates distinct external aspects and spaces:

South facing elevation: Entrance to the dwelling - Gable end with openings kept to a minimum, to minimise visual impact beyond the furnace. This gable forms the southern boundary and keeps the setting to the furnace clearer visually.

West facing elevation : Living spaces open onto terrace and the space to the West

North facing elevation : Openings for Living and Study.

East facing elevation : Service spaces are planned along this elevation. This forms a back to the dwelling and limits the amount of activity along this margin between the house and the ditch

The external materials proposed are as follows:

Walls – Vertical boarded, unfinished timber – either larch or cedar

Doors and windows – High performance powder-coated aluminium in a grey recessive colour

Roof - Standing seam zinc in a mid grey, to tone in with the walls and windows.

5. Incorporation of energy conservation and the use of any renewable energy technology

See Sustainability Statement

6. The Pre-application advice is set out in the planning report

Simon Gedye. RIBA Architect. Architect Studio Gedye Ltd.

15th March 2022